

North Carolina Coastal Zone Management Program

MESIC

TOWN OF MESIC CAMA SKETCH LEVEL LAND USE PLAN UPDATE 1987

COASTAL ZONE
INFORMATION CENTER

HD
211
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T696
1988

TOWN OF MESIC
CAMA SKETCH LEVEL
LAND USE PLAN UPDATE
1986

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INTRODUCTION

The Coastal Area Management Act of 1974 represents the most comprehensive land use management and control passed to date by the North Carolina General Assembly. Core to its intent was the protection and regulation of the state's most precious and fragile natural coastal resources. Most important, however, the Act established a cooperative initiative to manage the coastal areas between affected local governments. In addition to the Act requiring the development and adoption of a Land Use Plan by the twenty counties in the coastal area, consistent with state guidelines, each plan must be updated every five years.

The Town of Mesic in 1981 developed and adopted a Land Use Plan to protect, control and regulate development within its boundaries. The purpose(s) of the Plan as stated was to provide an assessment of the town's environmental resources and to establish a framework for the initiation of programs and projects to protect and develop those resources for the use and enhancement of the town, county, state and nation.

Additionally, the 1981 Plan stated several goals which conformed with the guidelines of the Act. A summary of the goals specified are as follows:

- (a) To ensure that the development or preservation of the land and water resources of the coastal area within the town is in accordance with the articulated needs of citizens and the capacity of the land and water for development and use or the need for preservation.

- (b) To establish policies, guidelines and standards for the conservation of resources; the economic development of the coastal area; the use and development of recreational lands, water and tourist facilities; the development of roads, streets and transportation and circulation patterns; and the protection of common law and public rights in the lands and waters of the coastal areas.

The 1981 Land Use Plan prepared by the town addressed specific policies developed in the area of resource protection, resource production, and economic and community development. These policies represented an effort by town officials to protect, preserve, and enhance the coastal area within the town's jurisdiction. A summary of the implementation strategies of these policies are as follows:

Policies

Status

I. Resource Protection

- | | |
|---|--|
| 1. Coastal Wetland, Estuarine Water, Public Trust Areas, Estuarine Shorelines | The town recognized the need to coordinate these activities with county, state and federal agencies. As such, implementation was deferred to the authority invested with these agencies. |
| 2. Ocean Hazard and Public Waters Categories | These categories do not exist within the town. |
| 3. Natural Hazard Areas -
a. Excessive Erosion | The town has monitored all development in the town. Property owners participating in the town's FY°83 CDBG Program were required to enroll in the National Flood Insurance program prior to the approval of any repair work. |

b. Soils

All proposed development activities are coordinated with the county health agency.

4. Hazardous/Fragile Land Areas

a. Water Supply Sources

The Council has commented as needed in plans relating to this critical area.

5. Hurricane and Flood Plain Evacuation -

The town officials are included in the County's Hurricane Plan and fully participate in all preparedness activities.

II. Resource Production

1. Recreation

The town continues its support of the county's recreational program and has coordinated local recreational activities with other agencies.

2. Productive Agriculture Lands

The town planning board remains active and will continue to monitor development occurring in this area.

3. Forestry

Town officials closely watch all clearance activities in this area but there is no formal procedure to ensure conformance.

4. Commercial Fishing

The town will continue support of county enforcement in this policy area.

5. Off-Road Vehicle

The town did not have a policy in this area nor has there been any discussion to establish a policy.

III. Economic and Community Development

1. Industrial Development

Although remaining fully supportive of economic development, there has not been any proposed ventures presented to the town council.

2. Redevelopment of Developed Areas

The town has implemented a CDBG program involving the rehabilitation and removal of blighted dwellings.

- | | |
|--|---|
| 3. Tourism, Beach and Waterfront Access | There has been no active program established, nor has either of these areas impacted the town. The town remain supportive of policies in these areas. |
| 4. Assistance to Channel Maintenance and Beach Nourishment, Energy and Facility Siting and Development | The town supports state and federal efforts in this area. |

While the goals of the town's 1987 up date will remain the same, there will however, be a discussion of new issues which have surfaced since the 1981 update. Addressing these new issues will ensure that the town remains in a firm position to manage, protect and preserve not only the resources and development within the area but the property and lives of its citizens as well.

II. Data Collection and Analysis

A number of sources and reports were used in collecting data relative to the Town of Mesic. Due to the size of Mesic, as is expected, data is quite limited and sparsed. The primary data source used is the 1980 Census which was incomplete at the time of the 1981 Plan. A 1984 Public Transportation Improvement Study for the town also provided useful and meaningful information.

It is noted, however, that the population of Mesic has been stable and there has been no major deviation or Land Use changes. Based upon these factors, projected trends and population growth should provide an accurate description of the future development pattern likely to take place within the town over the next five to ten years.

Population

The Town of Mesic is a rural community located in the eastern section of Pamlico County. The population of the town has remained

relatively stable over the past ten years. It is noted that the town's population increased from 369 in 1970 to 400 in 1980. Although experiencing only a slight increase of 8% during the period, it does suggest that the town is not suffering from a rapid loss of its population.

As Table I shows, the growth for the town has been relatively akin to the increases for the county and slightly above that of township three (3) in which it is located.

TABLE I

<u>Locality</u>	<u>Population Growth</u>		<u>Percent Change</u>	<u>Projected</u>
	<u>1970</u>	<u>1980</u>		<u>1990</u>
Mesic	369	400	8.4%	N/A
Township #3	2,886	2,992	3.7%	N/A
Pamlico Co.	9,467	10,339	9.8%	11,889

Source: N.C. Office of Budget and Management

The ethnic characteristics of the town basically remains the same with very little change. Approximately 72% of the town's population is Black and 28% is White. This is contrasted with approximately 31.5% of the county's population being Black and 68.5% White. Table II gives an overview of the ethnic composition in the area.

TABLE II

<u>Locality</u>	<u>Ethnic Characteristics</u>	
	<u>White</u>	<u>Black</u>
Mesic	28%	72%
Township #3	48%	52%
Pamlico County	68.5%	31.5%
North Carolina	76.6%	22.4%

Source: 1980 U.S. Census of Population

As evidenced by Table II, the town has a high percentage of Blacks as compared to other areas. This in some way contributes to the neglect and disadvantage factors that impede development within the town. This development is not only limited to the physical resources within the town but to its human resources as well.

It is significant to note that based on 1980 Census data, the town's percentage of elderly was not as high as generally expected. Only 12.8% of the town's population is 60 and over. However, the age group 35-59 constitute 30% of the town's population. It is further noted that 30% of the population are within the 0-17 age group. Table III provides a summary of the age groups within the town.

TABLE III

TOWN OF MESIC
Age Distribution of Population

<u>Age</u>	<u>Number</u>	<u>Percent</u>
0-5	36	9.0%
6-15	64	16.0%
16-17	23	5.8%
18-34	105	26.3%
35-59	121	30.3%
60+	51	12.8%

Source: 1980 U.S. Census of Population

Briefly, according to Census Data and a 1983 Household Survey, a high percentage of residents work outside of the county. Also, 61% of employed persons drove 30 minutes or more to work. This is an indication of the lack of employment opportunities within the county and area.

III. Present Condition

Mesic as noted, has a stable population and has not experienced a rapid loss in population. It is expected that due to the lack of employment opportunities there would be a loss of its young citizens. As employment opportunities are increased in the county and

surrounding counties it is likely that Mesic will retain a high percentage of its productive youth who decides to enter the work force. There will also be a lost of some of the town's productive young population due to the lack of diverse employment opportunities within the area.

Due to its location and lack of housing, the town does not experience any seasonal population. Also, the lack of adequate community facilities does not allow for any economic development of large scale.

Although, the town through a State Community Development Block Grant has repaired a substantial number of houses, there still remain a significant number of houses which are in need of repair. Due to the large number of families who lack adequate financial resources, to make needed repairs, the town will again seek state and federal assistance.

Economic Development is badly needed in the area. However, unless it is related to the seafood or agriculture industry, such development is very unlikely to occur within the next five years.

There remains a large amount of agriculture and forest land in the town. There appear to be a trend toward increased use of forest timber. Thus, timber production is becoming another source of economic stimulation for the area. The issue of benefit to area residents remains unknown in terms of employment directly or indirectly.

In summary, the town has resources that are vital and important to the overall growth of the county. However, the area is void of an

economic development base and is lacking basic community facilities to support needed development. Additionally, housing needs of the area are critical and demand attention. Also, as cited in a 1984 transportation study, there remains a need for improved transportation. This is especially critical for the town's elderly and unemployed. Mesic as a rural community has improved over the past five years and the livability for its citizens has been greatly enhanced. There still remain much to be done; however, town citizens and elected officials are diligently working together to make needed improvements. Additionally, intergovernmental coordination with the county and other localities have greatly increased the opportunities for change and improvements.

IV. Existing Land Use

- As was indicated in the 1981 Land Use Plan, the town is mostly rural and predominate land uses in the areas are residential, agriculture and forest and woodlands. It is obvious that these areas are predominate as is evidenced by the high percentage of land use as compared to other areas.

Currently there are no major identifiable Land Use compatibility problems beyond the septic tanks problem which are attributed to poor soil conditions. This problem will be greatly reduced by the planned sewer system. The town is included in the Bay River Metropolitan Sewage District.

Identifiable areas of environmental concern within the town remain as specified in the 1981 plan. Areas specified were: estuarine waters, coastal wetlands, public trust areas and estuarine shorelines. Existing land uses within AEC's remain generally









compatible with the development criteria of the Coastal Resources Commission. There are no existing major uses which directly conflict with the intent of AEC current uses including those normally permitted through AEC criteria.

TABLE IV
Existing Land Use

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Residential	150	28.2
Commercial & Industrial	45	8.4
Marsh & Wetlands	35	6.6
Forestry & Undeveloped Land	142	26.7
Government & Institutional	10	1.9
Agriculture	150	28.2
Land	<u>142</u>	<u>26.7</u>
Total	532	100%

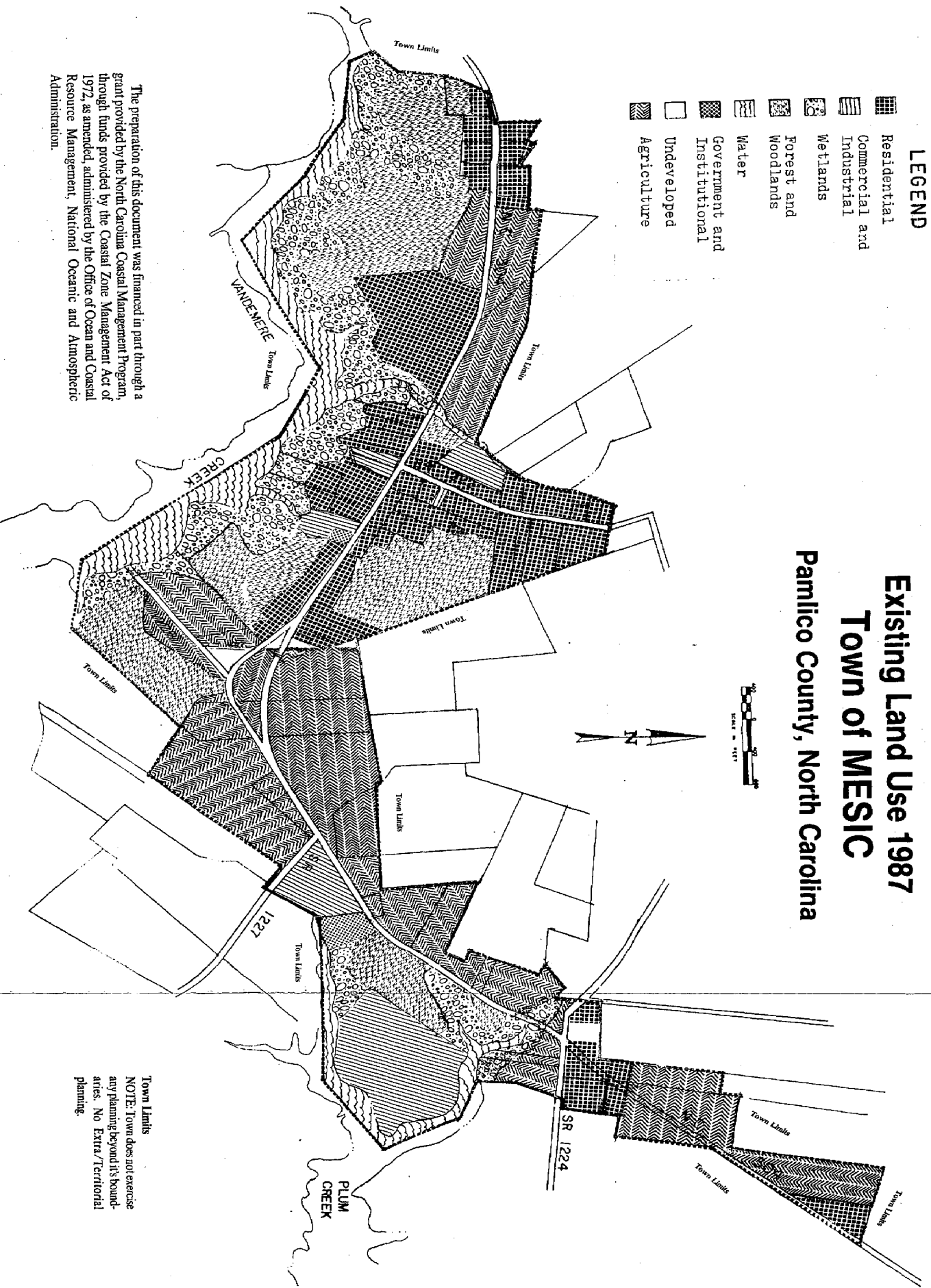
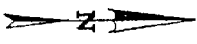
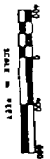
V. Constraints: Land Suitability As was specified in the previous Land Use Plan, there are no man-made hazards in the town. However, Mesic is in the vicinity of the air lanes utilized by the U.S. Marine Corps Air Section in its bombing of Brant Island. Mesic continues to support the county's opposition to and concern for the hazard created by this bombing target area.

LEGEND

-  Residential
-  Commercial and Industrial
-  Wetlands
-  Forest and Woodlands
-  Water
-  Government and Institutional
-  Undeveloped
-  Agriculture

Existing Land Use 1987 Town of MESIC

Pamlico County, North Carolina



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Town Limits
NOTE: Town does not exercise any planning beyond its boundaries. No Extra-Territorial planning.

The two major categories of natural hazards addressed in the town's 1981 Land Use Plan continue to be of grave concern. Excessive erosion and flooding are still issues demanding attention. Soil conditions greatly limits the type and density of development in the town. The lack of sufficient slope was identified as the major problem in the town. The relief of 0-2 is typical in the area and results in poor drainage which makes the town susceptible to flooding.

The town is classified as Zone A by the Flood Insurance Program which means that the entire town is located in a flood plain area. While implementing the town's Community Development project, an elevation study was necessary to raise houses such that they would be able to withstand flooding in the area. Additionally, families were required to obtain flood insurance. In order to continue the protection of lives and properties the town will periodically examine local policies to ensure all buildings, facilities and development are designed to withstand the potential damages of flooding from a 100 year storm.

VI. Constraints: Community Facilities

The town receives its water supply from the Pamlico County Water Department. Currently, service from this system is adequate to meet the demands of the citizens and the town.

The proposed Bay River Metropolitan Sewerage District would eliminate the present problems associated with septic tanks in the area. The funding for this system is secure and the facility is currently in the construction planning phase.

The town provides weekly garbage services for its citizens. However, police protection is available through the County Sheriff Department. Fire protection is provided by a volunteer fire department of an adjoining community. Town officials are actively developing a volunteer fire department within the town.

There remains a great need to develop recreational facilities to accommodate the diverse interest and needs of the varied population ages of the town. The issue of funding such a facility continues to be a major obstacle. Given the reduction of federal funds for such facilities and the lack of local funds, this problem is very difficult to overcome.

VII. Fragile Areas

The fragile areas of specific concern to Mesic remain as discussed in the 1981 Plan as follows:

Coastal Wetlands

Coastal wetlands are defined as any salt marsh or other marsh subject to regular or occasional flooding by tides. Inclusive of this are wind tides short of hurricane or tropical storm tides.

The town has a significant amount of land along Vandemere and Plum Creeks. These areas are considered marsh lands with the appropriate designation of areas of environmental concern.

Public Trust Areas

In keeping with the description of public Trust Areas contained in the 1981 Plan, it is noted that the town has water areas which could be grouped as Public Trust Waters. Such waters are basically tidal and contain warm water. Fishing and boating are the restricted use for this area. The recreational use for sport fishing and boating continues to be an important activity for the town and area. Additionally, commercial fishing in the bays and rivers is of economic importance. Similarly, the creeks and streams provide spawning for both shell and fin fish.

Ocean Hazard Areas

The town has no ocean hazard area as specified in the 1981 Land Use Plan. With such areas being descriptive of beaches, inlet land, frontal dunes, etc., resting along the Atlantic Ocean shoreline, it is vulnerable to erosion or other adverse affects which could endanger life or property. It is quite obvious that the town is not confronted with such problem areas.

Coastal Areas that Sustain Remnant Species

Areas within the coastal community which support native plants or animals determined to be rare or endangered are identified as sustaining remnant species. Such areas provide habitats necessary for the survival of existing population or communities of rare or endangered species.

There continues to be no identified areas containing remnant species within the town.

Estuarine Waters

Those waters within the Mesic area classified as estuarine in the 1981 Plan are as follows: Vandemere Creek - estuarine waters below North Carolina 304 Bridge, inland waters above; Little Vandemere Creek - inland waters; Long Creek - inland waters; Mesic Creek - inland waters; Harris Creek - inland waters; Gascon Creek, inland waters; Barnes Creek - inland waters; Patter Creek - inland waters; Oyster Creek - (on Bay River) estuarine waters; Blossom Pond Creek - (on Bay River) inland waters; Bear Creek - (on Bay River) estuarine waters; Harpers Creek - inland waters; Riggs Creek - (on Bear Creek) estuarine waters; Upper Branches of Bear Creek - inland waters; Win Creek - (on Bear Creek) inland waters; Plum Creek - (on Bear Creek) inland waters;

Cox Creek - (on Bear Creek) inland waters; Garden Creek - (on Bear Creek) inland waters; Catchall Creek - (on Bear Creek) inland waters; Chadwick Creek - (on Bear Creek) estuarine waters; No Jacket Creek - (on Bay River) inland waters; Tar Creek - (on Bay River) estuarine waters; Whealton Creek - (on Bay River) inland waters; Tar Landing Gut - (on Gale Creek) inland waters; Gale Creek - (1,000 ft. above Tar Landing Gut) estuarine waters.

These creeks and guts may not fall within the Mesic planning jurisdiction but are of interest to Mesic because of their integral relationship to the estuarine ecosystem within the jurisdiction and general coastal area. Mesic will cooperate with the county in the preservation and monitoring of development in these estuaries, wetlands and marshlands.

Estuarine Shoreline

Estuarine Shorelines are described as those non-ocean shorelines which are especially vulnerable to erosion, flooding, or other adverse effects of wind and water and are intimately connected to the estuary. They are located contiguous to estuarine waters AEC from MHW for a distance 75' inland.

As such, the entire shoreline in Mesic is subject to flooding. This continues to be a major concern of citizens and elected officials. The town will continue its cooperative efforts with the county to preserve and monitor development in estuaries, wetlands and marshlands.

VIII. Future Trends

Ten Year Population Estimates

There are no figures for a ten year population estimate available from the Department of Administration for a town the size of Mesic. The town must rely upon past trends to predict population growth. Based upon 1980 Census data, the town expects no major decrease in population over the next ten years. A modest increase in population is expected to continue to a total of 434 in 1990, if the 1970 to 1980 trend of 8.4% increase continues.

Social and Economic Change

There are no major changes in the social or economic structure of the town. Agriculture, forestry, and commercial fishing will continue to be major income producers. It is anticipated, however, that the forestry industry will increase while agriculture will follow the statewide trends of less production. Further, it is expected that Mesic residents will continue to rely upon income from external industries. Additionally, as the economy of the county changes and economic development increase, Mesic's citizens will likely benefit.

Future Land Needs

As the town continues to seek economic development, the issue of converting non productive land within developable areas remains a major concern. As forest land is used and agricultural land becomes non-productive, the ability to convert these land uses for development opportunities is a big challenge.

The town must continue its effort to encourage private development outside AEC classification and provide assistance as needed to interested developers.

Community Facilities Demands

The proposed sewer system for the area will be sufficient to meet current and anticipated demands. Additionally, as previously mentioned, this system will ameliorate a major health problem in the town. The provision of this service may make the town more attractive for development ventures which require sewerage treatment.

Recreational facilities along with a building to house the Mesic fire station also are needed to meet current and future needs of the town's citizens.

IX. Land Classification

The Land Classification System for the town will remain basically as classified in the 1981 Plan. It was determined that three classes of land would be more than adequate because of the size of Mesic and lack of current or planned development which would have major impact or conflicting uses.

After careful review it was concluded that the classes of community, rural and conservation would allow for the orderly development of land allowable in each of the classes used. A brief summary of these classes are as follows:

(1) Community

- (a) Purpose - The community class is to provide for clustered land development to help meet housing, shopping, employment, and public service needs within the rural areas of the county.

- (b) Description - Lands to be classified community are those areas characterized by mixed land uses, (residences, general store, church, school, etc.), which are suitable and appropriate for small clusters of rural development not requiring municipal sewer service. The proposed provision of sewer services will eliminate health problems as described. However, this service will not stimulate additional growth or development of any appreciable scale.
- (2) Rural
 - (a) Purpose - The rural class is to provide for agriculture, forest management, mineral extraction and other low intensity uses. Residences may be located within "rural" area where natural resources will not be permanently impaired.
 - (b) Description - Lands that can be identified as appropriate for resource management and allied uses include lands with high potential for agriculture, forestry, or mineral extraction; and lands containing irreplaceable, limited, or significant natural, recreational, or scenic resources. It is noted that while the town has great interest in its extra territorial area, there is no planning authority allowed. The town will evaluate the need to take appropriate action to exercise authority in this area.
 - (c) The town will allow subdivision development within rural class lands. Any subdivision development planned will conform with the county subdivision ordinance.
- (3) Conservation
 - (a) Purpose - the conservation class is to provide for effective long term management of significant limited or irreplaceable areas. This management may be needed because

of its natural, cultural, recreational, productive or scenic values. These areas should not be identified as transition lands in the future.

- (b) Description - The conservation class will be applied to lands that contain: major wetlands; essentially undeveloped shorelands that are unique, fragile or hazardous for development; necessary wildlife habitat conditions; publicly owned water supply watersheds and aquifers; and undeveloped forest land which will remain undeveloped for commercial purposes.




X. Current Plans, Policies and Regulations

Since the development and adoption of the 1981 Land Use Plan, there have been no significant changes or development planned which would require major revisions in plans or policies previously adopted.

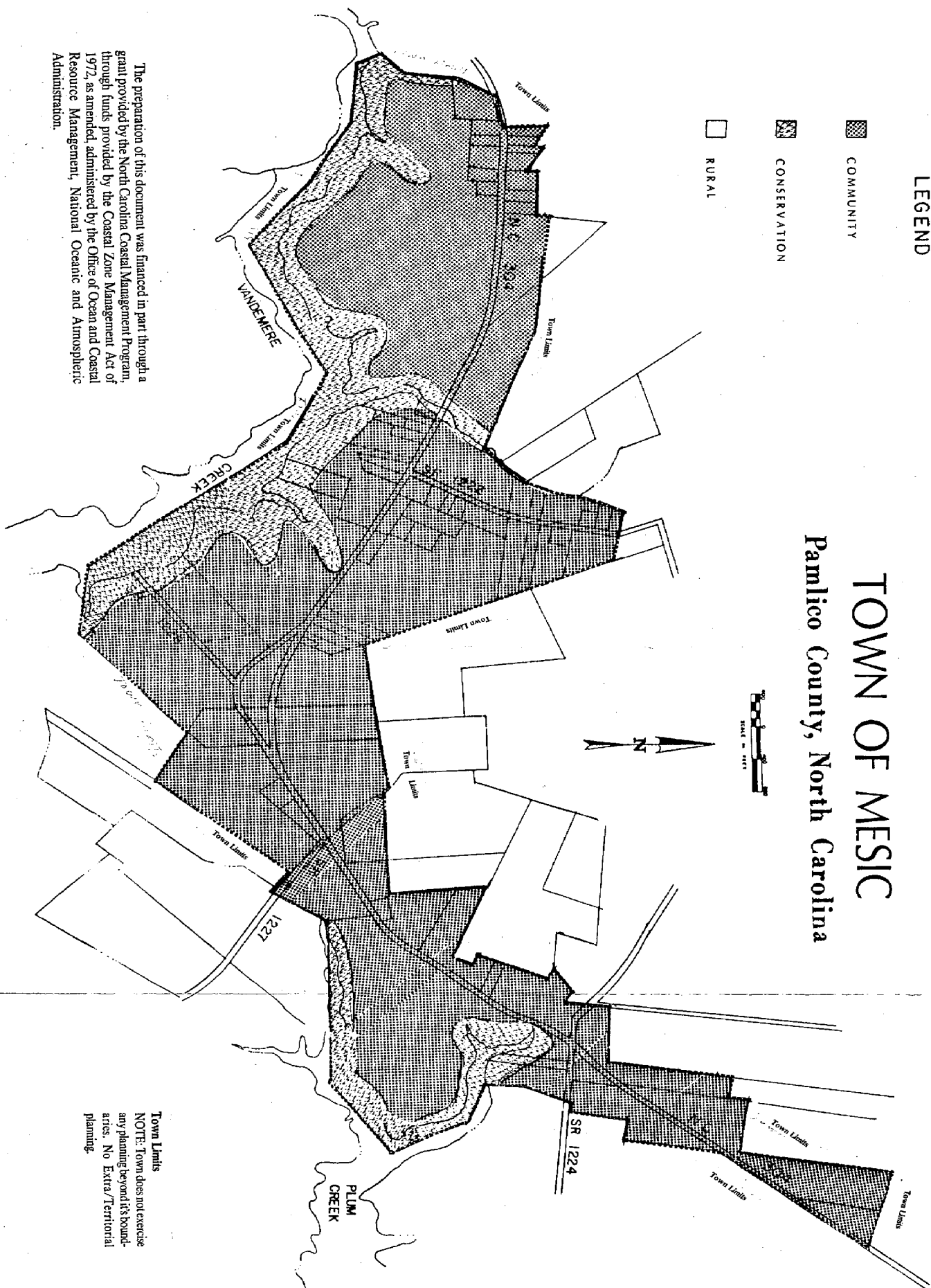
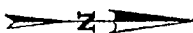
However, where new issues have surfaced, the town has addressed such issues and established policies within the guidelines established by the Coastal Resource Commission. The major areas to be discussed are as follows:

- Local, state and federal regulations, plans and policies
- Resource protection
- Resource production and management
- Economic and community development
- Hurricane mitigation, reconstruction & evacuation
- Continuing public participation

LEGEND

-  COMMUNITY
-  CONSERVATION
-  RURAL

TOWN OF MESIC Pamlico County, North Carolina



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Local, State and Federal Regulations, Plans and Policies

A. Metropolitan Sewerage District 201 Plan

As recognized in the 1981 Land Use Plan, the lack of a sewerage disposal system was the single most significant factor adversely affecting growth and development within the town.

The planned Bay River Metropolitan Sewerage System scheduled for construction in May, 1987, is strongly supported by town officials and citizens. While the system capacity restricts development to ten percent (10%) beyond the present need of the entire county, a number of the present problems associated with septic tanks in the town will be eliminated when construction is completed.

The town's policy is to continue to support the acquisition of funds to expand the capacity of the proposed system.

B. Housing

As stated, the town has been successful in efforts to attract federal funds for housing rehabilitation, demolition and relocation. Approximately, thirty-eight houses were repaired through a Community Development Block Grant awarded to the town. However, there still remains a significant number of houses needing repairs. The town has adopted a local housing code to further preserve and protect its housing stock. Local public officials will continue to seek funding to improve overall housing conditions, especially for low and moderate income families.

C. Community Facilities

Since the adoption of the 1981 Land Use Plan, a Town Hall has been acquired to conduct town affairs in a more business oriented environment. However, recreation facilities and a fire station building are needed to meet current and future needs of the citizenry.

Mesic's policy is to continue to seek federal and state assistance in its efforts to develop additional community facilities.

D. Open Space and Outdoor Recreation

These issues as well as public access are significant to Mesic and Pamlico County. As proposed in the initial planning activities, formal plans and policy objectives should be initiated at the county level.

The town's policy is to coordinate with the county in its efforts to seek state and federal assistance in addressing these issues.

Local Ordinances and Means of Enforcement of All Local Existing Land Use Regulations

As was mentioned, the town has adopted a local housing code regulating housing standards in its jurisdiction. A code enforcement officer has been appointed. Septic tank regulations (in compliance with North Carolina regulations) are enforced by the county's building inspector and health department. Land use regulations (CAMA) are still state enforced via county officials. The town has not adopted a zoning ordinance or subdivision regulations.

The Town Council, in conjunction with county officials, will enforce land use regulations.

Extraterritorial Jurisdiction

Based upon the potential for increased development likely to be created by the construction of the sewerage system within and contiguous to the town boundaries, the Town Council will take action to aggressively exercise its extraterritorial jurisdiction to protect areas of critical concern to the Coastal Resource Commission and the town citizenry.

XI. Resource Protection Policies

A. Areas of Environmental Concern (AEC)

The 1981 Land Use Plan stated in detail the town's policies and objectives regarding the protection of Areas of Environmental Concern.

These areas make up the Estuarine System and all land areas of the coast that contribute economic, social and biological value to Mesic and Pamlico County in general. The following AEC's are included within the system: estuarine waters, coastal wetlands, public trust areas, and estuarine shorelines.

The town's objectives now are the same as those in 1981 and are to give considerable priority to the protection, cooperative and coordinated management of estuarine waters, coastal wetlands, public trust areas, and estuarine shorelines, so as to safeguard and perpetrate the estuarine system's biological, social, economic and aesthetic value by ensuring that development that occurs within these AEC's is compatible with natural characteristics so as to minimize the likelihood of significant damage and/or loss of such public resources.

There are no structures within the town which are on the National Register of Historic Places. However, there are eleven structures of

historical or architectural importance located in the town and its vicinity which were included in the 1980 publication, "Pamlico County Imagery," by Angela Barnett.

According to the Division of Archives and History of the North Carolina Department of Cultural Resources, the town area has never been subject to an archaeological survey. However , it was reported that one prehistoric archaeological site is located within the town limits. It is speculated that the site has been largely destroyed by residential development.

It was further noted that archaeological sites can be expected, particularly in the vicinity of Vandemere and Plume Creeks. These areas are to be considered "Archaeologically Sensitive Areas."

Policies - Protection of Natural and Fragile Areas

. The town discourages development in areas where soils are particularly unsuited for septic tank use.

. Mesic supports the objectives of the CAMA in managing and regulating areas of environmental concern.

. Mesic will cooperate fully with the county to insure the availability of fresh useable water from the acquifers providing the town and county's water supply, and supports.

. Any use is supported which does not endanger the health, welfare and water supply needs of the Town and citizens of Mesic. The town will follow closely the distribution practices of federal programs and regulations regarding both ground water and subsurface acquifers.

. Mesic will ensure that future development near shorelines adheres to state sedimentation control regulations and that all appropriate actions are taken to minimize non-point pollution from agricultural run-off, unplanned clearing of woodland for production, forest and other resource-oriented activities.

. The town will encourage development and site design in known fragile areas which minimizes the extent of impervious surfaces and storm water runoff from ditches and agricultural lands.

. Mesic will support county and state efforts in regulating development and the placement of septic tanks and other sewerage disposal systems, to ensure the protection of groundwater resources.

. Mesic supports and encourages the development of a public access/facility within its jurisdiction. Mesic will ensure that development of such facilities, complies strictly with state health and AEC regulations. The acquisition of historically used public access areas by the town has been considered one method to assure that these areas remain open for public use.

. Second home development in Mesic at present has not generated undue concerns. These homes have met the required health and subdivision regulations and served to increase the town's tax base. Mesic's policy is to encourage second home development meeting state and county regulations.

. Mesic is very concerned about the water quality of the Neuse River. It is felt that septic tanks located in poor soils near water and the water table, agricultural run-off from farms, forestry management operations and mosquito control ditching programs all contribute to

degradation of Neuse River water quality. The town will continue to cooperate with and support all relevant county, state and/or federal programs and regulations concerning water quality. The town remains committed to the installation of county-wide public sewer services which will eliminate a major source of pollution.

B. Constraints to Development

Constraints to development in Mesic are those stated in the 1981 Land Use Plan, which include: man-made hazard areas, natural hazard areas such as areas subject to erosion and flooding and soils with limited capacity to sustain development.

1. Man-Made Hazard Areas

As pointed out during the initial planning activities, there are no man-made hazards in Mesic's planning jurisdiction.

2. Natural Hazard Areas and Soils

As related to the natural hazard areas and soils, policies will remain as stated in the 1981 Land Use Plan which are as follows:

- a. Excessive Erosion - Prevent undue and unnecessary loss of life or property due to excessive erosion.
- b. Coastal Flood Plain - Ensure all development compliance with local ordinances and meet requirements of Federal Flood Insurance coverage.

- c. Soils - Support the U.S. Soil Conservation Service program via enforcement of state and Federal Health Regulations related to soils.

Mesic adopted a resolution opposing the current use of Brant Island by the U.S. Marine Corps. This resolution remains in effect.

With the exception of the housing code, Mesic has not passed an ordinance regulating development in its jurisdiction. Thus, policies have been and will continue to address the strict enforcement of local building and health regulations, federal flood insurance regulations and those regulations of federal and state enforcement and permitting agencies.

C. Hurricane and Flood Plain Evacuation Need and Plans

The town has not adopted a local hurricane and flood plain evacuation plan. Because of its limited resources and for better coordination and effectiveness, the town has adopted and currently utilizes the hurricane plan for Pamlico County.

The plan, prepared in 1985, provides for the orderly and coordinated evacuation to minimize the effects of hurricanes on residents of Pamlico County, including all local jurisdiction.

The plan requires the alerting of selected municipal and county officials, the evacuation of the public from danger areas and designation of shelter for evacuees. It also provides for re-entry into evacuated areas when the threat to persons is ended.

The plan requires joint action by county and municipal governments, a joint organization for decision-making and use of resources.

The town has four (4) representatives currently serving as central group members. Town officials places great priority on this critical area.

D. Storm Water Run-Off

The town has not experienced any significant problems related to storm water run-off. However, it is acutely aware of the inability to control run-off associated with residential and agricultural activities. The town does not have a storm water system to control run-off. As a matter of policy, the town will ensure all construction activities conforms to required county and state standards. Further, it will coordinate all development activities with county officials.

XII. Resource Production and Management Policies

The importance of agriculture, forestry and commercial fishing is clearly recognized by town officials as outlined in the 1981 Land Use Plan. Current policies remain to support the protection of agricultural production, acceptable forestry management practices and the preservation of productive fisheries.

A. Productive Agricultural Land

While the town is not dependent on productive agricultural land, support is continued of such land for agriculture purposes.

B. Forestry

The town remain supportive of the preservation of forestry land and forestry management practices which do not substantially harm the environment.

C. Commercial and Recreational Fisheries

The town is fully supportive of recreational and commercial fishing

activities. As such it strongly support the preservation of productive fisheries located in and around its jurisdiction. The importance of this activity is clearly recognized by town officials. A number of town citizens depends on commercial fishing for their livelihood.

D. Off-Road Vehicle

Since the town has not experienced any problems with off-road vehicles there has not been a policy developed in this area. However, this issue will be closely watched to determine a need for such a policy.

XIII. Economic and Community Development Policies

The economic and community development goals and objectives of the town shall remain as adopted during the 1981 planning activity.

Recognizing its limitations, the town will still advocate moderate growth and development while protecting and preserving the natural environment. Mesic feels that continued moderate growth is necessary to its survival. Single and multi-family housing units are not only needed but will be encouraged by town officials. Such housing will not only impact desired growth but will meet envisioned future housing needs.

As stated previously, the development of the planned sewerage system will eliminate major health problems experienced from septic tanks, but due to its limited capacity, the system will not measurably increase the potential for industrial and/or commercial development. Thus, current policy will continue coordination with county, state and federal agencies in seeking additional funds to increase the capacity of the planned sewerage system to accommodate greater industrial and residential development.

The town as a matter of stated policy view the planned sewerage system as a means of generating growth in the area. As a small town with no economic base, it is desired that development occur in the area.

Any non-polluting industry supportive of the fishing industry, light manufacturing or service industry is seen as compatible with the development desired to occur within the town.

XIV. Hurricane Mitigation Reconstruction and Evacuation

Town citizens and officials are concerned about program and policies designed to minimizing the effects of hurricanes as well as programs which are designed to protect lives and properties.

As a coastal community, the town is equally vulnerable to hurricanes, tropical storms and other severe weather conditions. Consequently, there is more than surface interest in policies and coordination in the area of hurricanes mitigation and reconstruction.

There have been no flood insurance rate maps completed for the town by the Federal Emergency Management Agency (FEMA). The 100 year flood has been adopted by FEMA as the base flood for purposes of flood plain management activities. Accordingly, this line represents the level in which water would reach during a flood that is expected to occur on the average of once during a 100-year period.

A review of the county flood insurance rate map revealed that Mesic is classified in an A Zone. This means that the town is subject to 100-year flooding.

The town has adopted policies as follows:

- a. The town fully supports the National Flood Insurance program. Development in flood plain areas will continue to be subject to the elevation and flood proofing requirements specified under the regular phase of the National Flood Insurance program.
- b. The town will continue its educational program of hurricane and flood hazard to citizens and property owners.
- c. If the county appoints a Post-hurricane Recovery and Reconstruction Task Force, the town will work with county officials to ensure its has representation. In the absence of such a task force, the town will evaluate the feasibility of coordinating this activity directly with a state agency. It is to be noted that the town has meaningful participation in the county's hurricane plan.
- d. The town council will work with the county's post hurricane damage assessment team to ensure the town's needs are meet as related to federal and state disaster assistance funds, reconstruction and rebuilding needs and the identification of available mitigation opportunities.
- e. The town will continue to evaluate local transportation needed to evacuate its citizens as well as work with county officials regarding transportation issues and capacity.
- f. The town will participate in all county simulated hurricane evacuation and emergency management drill to ensure citizens are familiarized with emergency procedures.
- g. The town will continue its work with county elected and appointed

officials in all aspects of hurricane and flood plain management activities.

Public Access

The issue of public access received many comments during a review of the town's Land Use Plan. It is clearly recognized that there is a need for public access to the rivers within the town limits for recreational and commercial use.

The town supports an analysis of potential sites for public use and will study the feasibility of seeking state funds to address this need.

XV. Continuing Public Participation Policies

Mesic used several methods to assure public involvement in the development of the Land Use Plan update. Notices of all meetings were published in the local newspapers. Also, notices of meetings were distributed door-to-door and announced in various church activities. A summary of the meetings conducted are as follows: Plan Update Orientation - December 29, 1986; Basic Work Plan, Data Analysis, and Public Comments - January 19, 1987; Review of Initial Draft and Public Comment - February 23, 1987; Review of Policies and Public Comments - May 4, 1987.

The town feels that participation in these meetings came from a variety and cross section of citizens. It is felt that citizen participation was more than adequate. More importantly, the input and comments of citizens were extremely valuable to the efforts to update the town's plan.

The town strongly supports and encourages citizen participation in all planning activities.

The Town Council, by ordinance, designated the Planning Board of the Town of Mesic to be responsible for continuing efforts to involve the public in the planning process.

